

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SITE AT 21 LAMBOLLE PLACE, LONDON NW3

PLANNING APPLICATION ON BEHALF OF MARY O'LEARY

DESIGN & ACCESS STATEMENT

JANUARY 2020

**Robert Savage & Associates  
11 Eton Garages  
Belsize Park London NW3 4PE**

## **1. INTRODUCTION**

- 1.1 This Design and Access Statement accompanies the planning application submitted to Camden London Borough Council (the “LPA”) by Robert Savage Associates on behalf of Mary O’Leary for the installation of timber fencing at roof level and use of green roof as occasional garden.

## **2. ASSESSMENT**

### **Physical Context**

- 2.1 The application site is located within a mid Victorian terrace fronting Lambolle Place with Lancaster Stables to the rear of the property. The site is occupied by a three storey mid terrace property with a ground floor flat and first and second floor flat. The terrace consists of converted stables built around 1870.
- 2.2 The site occupies the first and second floors of the property. The ground floor makes up a separate flat with access via a separate ground floor door,
- 2.3 Planning permission was recently approved for:  
Alterations to roof to provide 2 x front dormer windows, rear roof extension with 3 x velux windows and green roof.  
Planning ref: 2019/4305/P
- 2.4 Planning has recently been approved for 23 Lambolle Place for extension of existing rear dormer and roof terrace, erection of new balustrade and access hatch. Fenestration alterations to upper floor flat  
planning ref: 2018/2455/P

Other relevant planning applications are:

22 Lambolle Place 2016/3427/P - Roof extension including two front dormers, rear dormer incorporating roof terrace with pergola and new

slate roof covering to top flat (Class C3) - Granted 23/09/2016

20 Lambolle Place 2010/1394/P - Alteration to existing rear dormer window to recess part of the dormer window to enlarge the balcony at roof level of existing dwelling house (Class C3). - Granted 18/05/2010

### Lancaster Stables

6-8 Lancaster Stables PWX0002921- Various alterations including the lowering of the internal ground floor level and the insertion of a new upper ground floor level, and the addition of a mansard roof extension with roof terraces above, in connection with the change of use to 2 self contained 3 bedroom houses. - Granted 28/05/2001

6-8 Lancaster Stables 2005/2825/P- Erection of a rear extension over the existing balcony at 2nd floor level plus erection of a timber fence and staircase enclosure at roof level in connection with the formation a roof terrace to the existing dwellinghouse.- Granted 05/09/2005



Lancaster Stables roofscapes indicating No. 21

### **3. DESIGN**

3.1.1 This application proposes to use of the approved green roof as a roof garden with frameless obscure glazing panels to be installed as balustrade.

#### Materials

3.5 Frameless obscure glazing

#### Appearance

3.5 It is not considered that the proposal will be out of keeping with the character of the existing stables due to the number of existing roof terraces.

### **4. ACCESS**

4.1 Access to the property remains as existing.

4.2 Transport:

Parking remains as existing with good public transport links.

The application site lies 600m from Belsize Park Underground Station on the Northern Line, and 800m from Swiss Cottage Underground Station on the Jubilee Line. The 31 bus stops 450m away and serves Kilburn and Notting Hill to the West and Camden to the South. The C11 bus stops 350m away and serves Adelaide Road and Finchley Road. The 168 bus stops 700m away and serves Central London.

4.3 Refuse and recycling:

N/a

4.4 Parking: N/a

4.5 Cycling: N/a

4.6 Energy: N/a.

4.7 Drainage: N/a

### Conclusion

- 5 The proposed development is considered acceptable in terms of both design and amenity and considered to be consistent with the objectives of Camden’s policies and guidance given its unique location and surrounding roofscapes.



View of terrace looking north



View of properties opposite application site in Lancaster Stables

Robert Savage and Associates  
January 2020